

**MINUTES OF MEETING
VIDA’S WAY COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Vida’s Way Community Development District held a Regular Meeting on November 6, 2025 at 11:00 a.m., at the Hilton Garden Inn Tampa-Wesley Chapel, Board Room, 26640 Silver Maple Parkway, Wesley Chapel, Florida 33544.

Present:

Melisa Sgro	Assistant Secretary
Jenna Walters	Assistant Secretary
Connor Gallagher	Assistant Secretary

Also present:

Kristen Suit	District Manager
Jordan Lansford	Wrathell, Hunt and Associates, LLC
Ryan Dugan (via telephone)	District Counsel
Kate John (via telephone)	Kutak Rock LLP

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Suit called the meeting to order at 11:06 a.m.

Supervisors Sgro, Walters and Gallagher were present. Supervisors Lefere and Aponte were not present.

SECOND ORDER OF BUSINESS

Public Comments

No members of the public spoke.

THIRD ORDER OF BUSINESS

Presentation of Second Supplemental Engineer’s Report (for informational purposes)

This Report was included for informational purposes.

FOURTH ORDER OF BUSINESS

Presentation of Final Second Supplemental Special Assessment Methodology Report (for informational purposes)

This Report was included for informational purposes.

FIFTH ORDER OF BUSINESS

Consideration of Resolution 2026-02, Making Certain Findings; Approving the Engineer's Report and Supplemental Assessment Report; Setting Forth the Terms of the Series 2025 Bonds; Confirming the Maximum Assessment Lien Securing the Series 2025 Bonds; Levying and Allocating Assessments Securing Series 2025 Bonds; Addressing Collection of the Same; Providing for the Application of True-Up Payments; Providing for a Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Special Assessments; and Providing for Conflicts, Severability, and an Effective Date

Ms. Suit presented Resolution 2026-02.

On MOTION by Ms. Sgro and seconded by Ms. Walters, with all in favor, Resolution 2026-02, Making Certain Findings; Approving the Engineer's Report and Supplemental Assessment Report; Setting Forth the Terms of the Series 2025 Bonds; Confirming the Maximum Assessment Lien Securing the Series 2025 Bonds; Levying and Allocating Assessments Securing Series 2025 Bonds; Addressing Collection of the Same; Providing for the Application of True-Up Payments; Providing for a Supplement to the Improvement Lien Book; Providing for the Recording of a Notice of Special Assessments; and Providing for Conflicts, Severability, and an Effective Date, was adopted.

SIXTH ORDER OF BUSINESS

Consideration of Supplemental Notice of Series 2025 Assessments

Mr. Dugan stated this is the required Notice that is recorded in the public record. It informs property owners about the final assessments associated with the bonds that were just approved, via the above Resolution.

On MOTION by Ms. Sgro and seconded by Ms. Walters, with all in favor, the Supplemental Notice of Series 2025 Assessments, was approved.

SEVENTH ORDER OF BUSINESS

Consideration of Amended and Restated Disclosure of Public Finance

On MOTION by Ms. Sgro and seconded by Ms. Walters, with all in favor, the Amended and Restated Disclosure of Public Finance, was approved.

- **Consideration of Resolution 2026-03, Directing the Chairman and District Staff to File a Petition with Pasco County, Florida, Requesting the Passage of an Ordinance Amending the District’s Boundaries, and Authorizing Such Other Action as are Necessary in Furtherance of the Boundary Amendment Process; and Providing an Effective Date**

This item was an addition to the agenda.

Mr. Dugan presented Resolution 2026-03. This is to add approximately 79.9 acres to the current CDD boundaries. This is the first step in the boundary amendment process.

On MOTION by Ms. Sgro and seconded by Ms. Walters, with all in favor, Resolution 2026-03, Directing the Chairman and District Staff to File a Petition with Pasco County, Florida, Requesting the Passage of an Ordinance Amending the District’s Boundaries, and Authorizing Such Other Action as are Necessary in Furtherance of the Boundary Amendment Process; and Providing an Effective Date, was adopted.

- **Consideration of Boundary Amendment Funding Agreement**

This item was an addition to the agenda.

Ms. Suit presented the Boundary Amendment Funding Agreement

On MOTION by Ms. Sgro and seconded by Ms. Walters, with all in favor, the Boundary Amendment Funding Agreement, was approved.

EIGHTH ORDER OF BUSINESS

Ratification Items

- A. **Champa Bay Services LLC Holiday Lighting Proposal**
Amount: \$4,500
- B. **FMSBonds, Inc. Rule G-17 Disclosure Letter**
- C. **Pine Lake Services, LLC Items**
 - I. **Invoice 8441 [One-Time Potassium Turf Treatment]**
Amount: \$1,450
 - II. **Proposal #7109 [Seasonal Mulch Application]**
Amount: \$38,137.50
 - III. **Proposal #7067 [Dead/Missing Plant Replacements]**
Amount: \$7,992
- D. **Pulte Home Company, LLC Easement Agreement**
This item was pulled from the Ratification Items.
- E. **Steadfast Alliance Invoices**
 - I. **#SA-13639 [Pond 1 Fish Stocking]**
Amount: \$2,280
 - II. **#SA 16522 [Midge Fly Fogging]**
Amount: \$900

On MOTION by Ms. Sgro and seconded by Ms. Walters, with all in favor, Ratification Items 6A, 6B, 6C, and 6E and all sub items, as listed, were ratified.

NINTH ORDER OF BUSINESS

Acceptance of Unaudited Financial Statements as of September 30, 2025

On MOTION by Ms. Sgro and seconded by Ms. Walters, with all in favor, the Unaudited Financial Statements as of September 30, 2025, were accepted.

TENTH ORDER OF BUSINESS

Approval of October 2, 2025 Regular Meeting Minutes

On MOTION by Ms. Sgro and seconded by Ms. Walters, with all in favor, the October 2, 2026 Regular Meeting Minutes, as presented, were approved.

ELEVENTH ORDER OF BUSINESS

Staff Reports

A. District Counsel: Kutak Rock LLP

Mr. Dugan stated the Series 2025 bond closing will be on November 12, 2025.

B. District Engineer: Clearview Land Design P.L.

There was no report.

C. District Manager: Wrathell, Hunt and Associates, LLC

- **UPCOMING MEETINGS**

- **December 4, 2025 at 11:00 AM**

- **February 5, 2026 at 11:00 AM**

- **QUORUM CHECK**

The December 4, 2025 meeting will be cancelled.

The next meeting will be held on February 5, 2026, unless cancelled.

TWELFTH ORDER OF BUSINESS

Board Members' Comments/Requests

There were no Board Members' comments or requests.

THIRTEENTH ORDER OF BUSINESS

Public Comments

No members of the public spoke.

FOURTEENTH ORDER OF BUSINESS

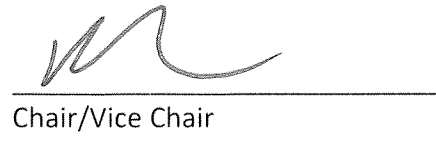
Adjournment

<p>On MOTION by Ms. Sgro and seconded by Ms. Walters, with all in favor, the meeting adjourned at 11:16 a.m.</p>

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]



Secretary/Assistant Secretary



Chair/Vice Chair